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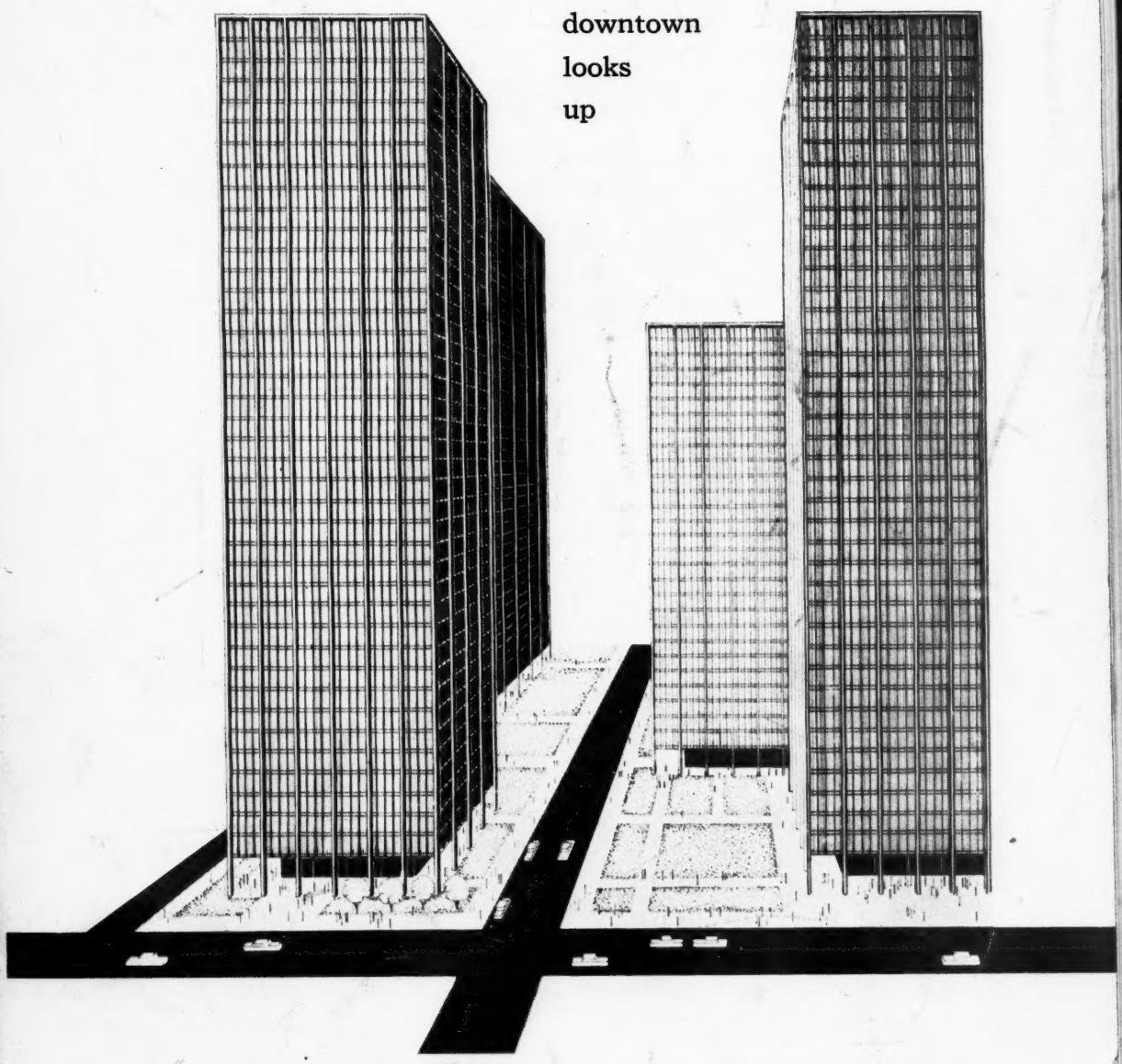
chicago's downtown looks up



in two parts | **1** *May, 1958*

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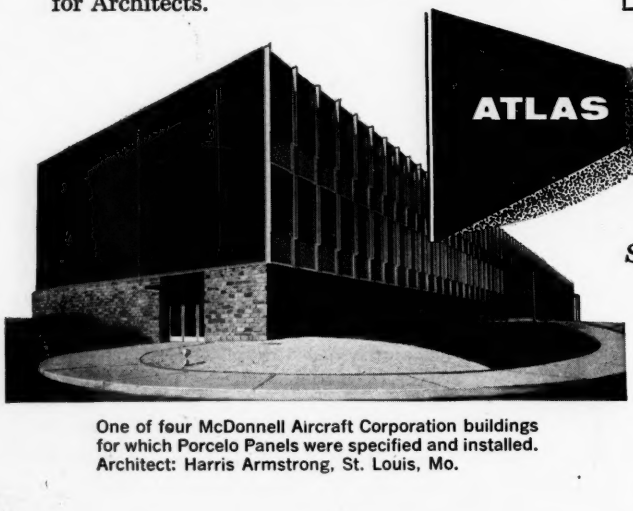

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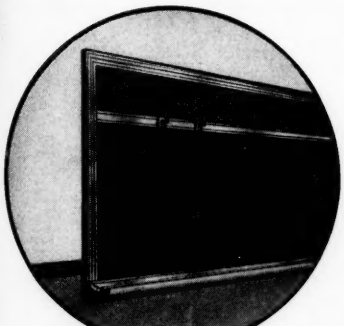

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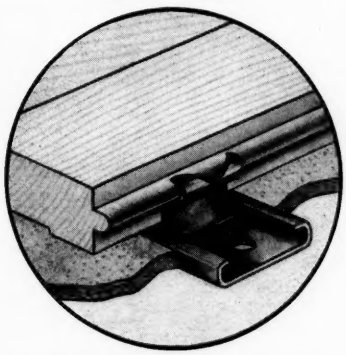

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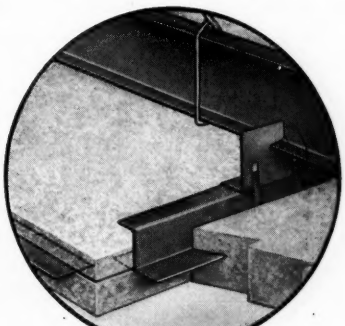

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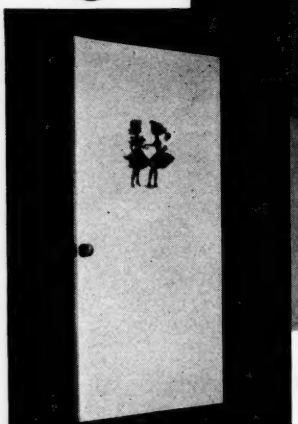

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RAYMOND C. OVRESAT

Associate Editor
EDWARD H. MATTHEI

Advertising Manager
HOWARD M. DODGE
333 N. Michigan Ave.
Chicago 1, Ill. ST 2-4220

Editorial Staff
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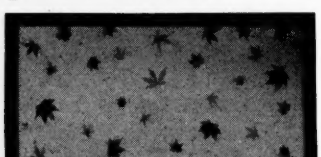

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ART

the work of EGON WEINER

The work of sculptor Alfonso Ianelli will be on exhibit during June at the offices of the Chicago Chapter A.I.A., continuing the series of monthly exhibitions of artists' work arranged by the Chicago Chapter Artists Equity.

Vienna Austrian born in 1906, Egon Weiner came to America in 1938, has since exhibited widely in the U.S., has been invited by the Denver Art Museum to participate in their "Collector's Choice" exhibition this June. He's exhibited at Chicago's Art Institute since 1940, the Pennsylvania Academy of Fine Arts, the Oakland Art Gallery, among others. One man shows include those at the Art Institute of Chicago, the University of Illinois, Lawrence College, Augustana College, and his work is part of many permanent collections.

Paired with these accomplishments at doing, Weiner teaches too, is professor in sculpture and life drawing at the Art Institute of Chicago and visiting professor of art at Augustana College, Rock Island, Illinois. Prizes awarded him include the Grand Prix in Paris, 1925, the Chicago Art Institute's Logan Prize, the Honor Award 1955, American Institute of Architects and Brotherhood Award in art, 1956, Roosevelt University, Annual Award for design in Hardwood, 1955 and 1956.

Weiner writes himself . . . "If you want to be an artist, you better love your work and material with a love, unselfish and without reservation and the answer will be abundant."

Chicago Chapter AIA Elections for 1958-59

Chapter By Laws require that the names of all nominees for office shall be mailed the membership at least 12 days prior to the Annual Meeting to be held June 10, and accordingly are listed here together with other pertinent information.

Ballets will be cast Tuesday, June 10, from 1:30 to 4:30 P.M. at the Chicago Chapter AIA office, 221 N. LaSalle and from 5:30 P.M. to 9:30 P.M. at the Cabana Club of the Edgewater Beach Hotel, Chicago. Ballots will be available at these locations. Upon written request a ballot can be cast by mail if such request is received from the Secretary at least seven days prior to June 10. Only corporate members in good standing are eligible to vote.

Nominees for the offices have been selected by the Chapter Nominating Committee and by petitions having the necessary signatures of members in good standing as required by the By-Laws. Those selected by the Nominating Committee are asterisked in the list following.

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Polynesian Poolside for Chicago AIA June 10

Nothing more profound than a Polynesian Poolside party for June's jaunt by the Chicago Chapter AIA. Its year end dinner meeting, it'll be a ball of dancing, swimming, tennis, shuffleboard, cocktails, and sumptuous dining by poolside ala the South Seas. All of this will begin at 5:00 P.M. on the Tuesday eve of June 10th at the Cabana Club of Chicago's Edgewater Beach Hotel. A twosome's tab will be $15.00. Watch your mails for the details. Bow out the Chapter year in a bowl of fun and easy relaxing. Changing facilities for swimming available.

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inland outpost

■ Our yearly two-part issue wide opens the eye to Chicago and its environs abuilding. It's an Honor Awards Building Baedaker, a look up at its downtown doings, a contractor's comments on its curtain walling welling up.

Each year's Honor Awards Program, paired in by the Chicago AIA and Chicago's Association of Commerce and Industry, notches some more niches in the city's climb and claim to praise, and plain hats-offs tossed its way. Its looking-up new downtown zoning breathes a new breed of buildings. Jack hammers are socking away at new foundations and old walls are being steel-balled down as vacant is parceled together for bigger Loop plans.

About the town, the nearly complete Borg Warner Building, by architects A. Epstein & Sons Inc., faces the Art Institute's bronze lions across Michigan Boulevard with a wall of stainless steel and porcelain panels that stack up sleekly, and smartly silhouette slimly in sweeping-up skyscraper style seen from the Outer Drive.

The Institute itself addings to by architects Holabird & Root & Burgee are well on their way. Inside more gallery space has already been completed, outside the concrete framed wing to the North is being dressed with limestone minus maybe belt courses and voussoirs, but setting in quite suitably with the growing Institute.

On Wacker, architects Perkins & Will's Mutual Trust Building, comely clad in porcelain blues, lights up a welcome at night with its fluorescent skittering down the draperies warmly lining the windows.

SOM's Harris Trust Building has yet to show itself above the sidewalk levels, though a lot's going on below. But over on Jackson Boulevard the Federal Reserve Addition by architects Naess and Murphy has gone up a good way, offering steel fireproofing fare for sidewalk gawkers.

Along the River on Wacker the "World's Tallest Reinforced Concrete Structure," the Executive House, by architect Milton Schwartz, is getting taller as floors are added on, and work is well along now in fitting in the sliding doors and spandrels on the floor between.

Over on Randolph Street, between bulb-eyed movie marquees coming down and going up at the Garrick Theater in architect Louis Sullivan's Garrick Building, the bonus of a whole balcony of Sullivan sculpturing has shown itself again. Progress hath many faces.

Another look to our town's heritage came in Chicago's new Landmark's Commission naming four buildings as Chicago Architectural Landmarks. Included were the Rookery, the Monadnock Block, the Carson, Pirie and Scott Building and the Auditorium, an auspicious foursome forerunning recognition, and maybe preservation, of a heritage we can see and certainly share pride in.

Again downtown, potted trees have blossomed out. And more is going on all over and around the city. The "cultural crisis" columning the newspapers may awaken Sullivan's Auditorium to new applause. The Hyde Park development plans, the University of Illinois for Chicago, the expressways spreading out and in, the consolidated railroad terminal plans, the Convention Hall . . . there's a lot to watch for, talk about, do about. INLAND ARCHITECT will be aiming for more poking about and reporting in coming issues.

Next month's issue will bring the second article on Chicago's downtown zoning, a closer look at some buildings about, and a full season's end memoranda as we pause and ponder in our two month summer breather before September sets off the second year of INLAND ARCHITECT. □

Contractor Comments on Curtain Wall

by SUMNER S. SOLLITT

President Sumner Sollitt Co., Chicago

■ It has been the good fortune of our organization to have erected several of the outstanding buildings in the Midwest utilizing metal and glass curtain wall construction, and I have been asked to comment on the contractor's problems in connection with this type of exterior treatment of buildings. In general, our difficulties when encountered are in the following four categories: 1. Legal, 2. Design, 3. Job Programming, 4. Water Tightness.

Problems of the first category are due to the fact that building codes in the larger cities, when adopted, did not contemplate the curtain wall type of construction, with the result that frequently it is impossible to obtain building permits for structures that fit the designer's conception. This can require complete modification of design, which not only distresses the owner but also discredits the architect and contractor. Very frequently there appears to be no reasonableness in the wording of the building codes as often it is entirely permissible to utilize window frames and ordinary glass from story to story, while it is not permissible to install the same window frames and utilize insulated metal panels or similar materials in place of the glass. Sometimes it is necessary to comply with codes by installing sash which can be operated in air-conditioned buildings where it is not only unlikely, but also highly undesirable, that the sash be operated.

It has been the experience of all contractors who have constructed buildings of this type that they have had to devote considerable time and frequently futile effort to obtaining permits for structures which in the opinion of architects do comply with the building codes, but in the opinion of building commissioners fail to comply. I cannot recommend too highly that typical sections of curtain walls be presented to the building commissioner by the architect very early in the design stage of important structures, because only too frequently curtain wall construction is sold by manufacturers who are thinking only in terms of shop production and who are not familiar with City codes.

"Skin" Designing

Item two, namely Design, refers not to the artistic conception but to the method of applying the skin to the structure of the building. Those of us who have been working all our lives with reinforced concrete structures know that economical structural concrete must be designed so that considerable leeway is given to the builder in the matter of dimensions. If this leeway is denied the builder, the concrete becomes "architectural concrete" which doubles or trebles its cost. The points of high degree of accuracy of structural concrete in buildings designed with masonry walls have been limited to plumb elevator shafts, plumb corners and columns, and level floors. Even these are ordinarily given tolerances of as high as an inch and one-half. It has long been the custom of experienced builders to "hold back" from exterior dimensions of structural concrete which are later to be covered by brick, terra cotta or stone, so as to avoid the necessity of chipping the concrete to fit the surfacing materials. Also it has, until quite recently, been customary to use spandrel beams in the design of both concrete and structural steel frame work to assure rigidity at the edge of slabs.

Modern designers, in many cases, have changed this program and we now find that designs call for clean and exact column and slab construction, if the exterior window walls are to fit accurately, and for spacing between structural elements of the buildings that is as accurate as formerly was expected of finished plaster surfaces. It is not impossible to attain such accuracies, but were all designers and architects to have even brief experiences on the twenty-fifth floor of a reinforced concrete building endeavoring to hold five day to a floor schedules, and to plumb the exterior columns on cold, windy days, and they were to discover that even a shift in the wind will swing a well-braced form of a whole floor out of plumb as much as three-quarters of an inch, they would recognize that insistence on extreme accuracy between the

structural members is very expensive and often impractical to attain.

In the past, the brick mason who has followed the structural erector has had the rigidity of the structure itself to depend on and has been able to compensate for minor differences in dimensions because of the many joinings of his materials, but the erector of the metal surface units has no such opportunity to accommodate his parts to the variances in the structure, and unless the connections between the structure and the skin of the building are designed to accommodate quite wide variances, extreme and expensive difficulty will be encountered in connecting the "skin" to the building structure.

Slabs, Spans, Sags

A major difficulty has been encountered by us in connection with the spandrel condition of many structures because of the omission of the spandrel beam. All concrete slabs (except those designed with pre-stressed reinforcing steel) sag to some degree after the removal of forms. This sag does not always take place immediately nor is it consistent, as many factors enter into both the time when the sag takes place and the extent to which it occurs. The most important uncontrollable factor is that of weather. If the slab is poured during cold weather, the conditions and time for its setting vary greatly from the experience of a slab poured during warm weather. Also, when a slab is poured around the cold reinforcing steel, the hot concrete and the heating of the slab during curing heats the steel and expands it slightly longitudinally, often after the concrete has attained its initial set. I think these conditions do not alter the ultimate strength of the reinforced concrete member at all, but they do result in enough difference in reaction to loading to be definitely measurable. Further, we have found it necessary to camber all exterior slabs that are not supported by spandrel beams, especially in cases where there are long spans between columns. We have been unable to formulate any exact tables of camber because of the many uncontrollable factors—those of weather mentioned above, those of design of various types of slabs, of loading during construction, etc., etc.,—with the result that the edge of a building designed without a spandrel cannot be held to an exact straight line.

Our experience, further, is that this adjustment does not take place immediately but often requires a month or more to develop.

This means that substantial tolerances must be allowed to permit the attachment of factory-made rigid units on the face of the building, regardless of how carefully the constructing contractor lays out his work. Also, it means on the interior of the building, if the structural concrete is to be used as exposed ceiling, if it is to be "skin coated," or if acoustic materials are to be applied directly to the concrete without suspension, there must be a mode of trimming out that will not be "self-inspecting." The same thing applies at the floor line, where sill design such as peripheral heating and cooling units are factory made without tolerances.

Of course, the foregoing difficulties can be eliminated by attaining rigidity through the use of spandrel beams which will, however, frequently interfere with the clean lines of modern structures, viewed either from without or within.

Assembly Sequence

Item Three, Job Programming, while less important than other factors, should be well considered in the design of window wall buildings. First, the method of installing the window wall should, in my opinion, be by vertical drop rather than horizontal connection. This means that eight or more stories of window wall should be carried around the building together rather than one floor at a time. The reason for this is it is often highly desirable to commence the erection of the skin of the building while the structure is still being built. If the wall design is such that it must be run story height all around the building on floor after floor, in order to permit efficient installation, it means that the steel or concrete or other materials for upper floors must be carried up and down the building, over the face of the finished wall. If a vertical "slot" can be left until the structure above is finished, less damage will occur to the "skin" of the building. Further, such an arrangement will eliminate the difficulty of leaving out areas for construction hoists which often cannot be removed until the interior of the building is almost completed.

Another factor is that of glazing, which ordinarily must be done through the use of hanging scaffolds on the exterior of the building, whether the sash be glazed from the inside or outside. If the large panes of glass are installed from the inside of the building, we have learned through bitter and expensive experience that the

back putty along the top of the sash will fall out unless it is cut promptly. The building will consequently leak. A glazier will charge a great deal more for glazing a building if he is required to make more than "two drops" of his scaffold; consequently, if the window wall installer proceeds around the perimeter of the building, installing nine or ten stories of window wall at the same time instead of just one story, the glazier can follow directly behind him. Under the system of installing window wall floor by floor, the glazier will not start until the window walls are nine or ten stories high. Even before the building has been completely surrounded by the window wall and glass, it is often possible to proceed with the interior finishes if nine or ten floors at a time are ready, so programming of buildings that permit window wall installation as a vertical rather than horizontal operation consequently results in great time savings.

Water is Wet

Point Four of our agenda emphasizes the matter of water tightness. I know architects whom I respect very highly, and from whom I am always glad to get a commission, who are completely educated men, but somehow during the process of education they failed to discover that water is wet. With reference to the wetness of water, masonry walls absorb some dampness but window wall construction is totally unforgiving. The eventual inhabitants of all tall buildings all conduct themselves in the same way when it rains—that is to say, the ones on the windward side of the building close their windows and those on the leeward side of the building often do not even know it is raining, and do not close their windows at all. This inevitably creates a vacuum in the building and just as a small child can suck soda water up eight inches through a straw without any difficulty, so does the vacuum in the building suck water up through any metal-lined openings that may be left even though they are overlapped, flashed and counter-flashed, unless they are sealed with caulking compound.

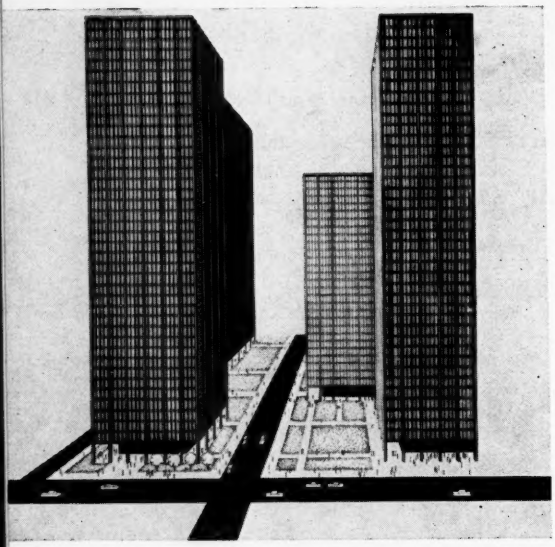
I mentioned before that the back putty falls out of the windows unless the excess material is cut off promptly, and I wish to emphasize again the tremendous importance in the selection and application of the right caulking materials—many of which are now on the market but which are all too frequently carelessly handled in the specifications. The glass to metal contact is no more important that the metal to metal contact, and because of the vacuum conditions, surfaces through which water might enter the building should be thoroughly caulked regardless of the benefits that gravity might appear to render. We have learned to investigate beyond the requirements of the health departments to find out whether or not all exhaust air is replaced by supply air in tall buildings, as occasionally we find that the buildings are kept in a state of constant vacuum so that even a light rain storm without wind will result in leakage through window walls. If the buildings can be kept under pressure, 90% of all leakage problems would disappear.

In connection with the caulking of metal skins as well as in the interest of eliminating "popping" and other noises that occur on metal surface buildings when the sun rises or sets, expansion joints should be set as carefully on window wall buildings as on masonry buildings. The elasticity of the caulking materials is vitally important in this connection also.

Jurisdiction and Jurisprudence

I am glad to report that enough window wall buildings have now been constructed to have clarified most of the Union Labor jurisdictional disputes; however, as new designs are encountered, including those which create a single unit of the window, the wall, the radiator and the conditioning unit, the architect should consult with construction people to anticipate the jurisdictional problems which he might encounter so that expensive delays resultant from strikes might be avoided.

In conclusion, as one who loves and builds fine buildings and knows that the originality and artistry of a trained architect is the first essential of beauty of structures, I ardently hope that some inartistic mass-product manufacturer does not turn out a standardized window wall so cheap that we have to swing from multiple storied housing units that look like respectable factories to those that look like peep-show store fronts. It is bad enough to hear how some folks live without having to watch them do it. So a well-designed drapery slot let into the concrete ceiling (often forgotten by window wall designers) can be used to trim the joint between the irregular concrete ceiling slabs and the straight line top of the sash units. And a two or three member base against that peripheral heating and cooling unit, please! □



Chicago's Downtown Looks Up

Wider Streets and Small Open Spaces, as downtown Chicago can be under its new zoning ordinance.

Chicago's new downtown zoning has a new look of "premium" parlance. Participating actively in its reworking were Graham Aldis of Aldis & Company, Robert S. Cushman of MacLeish, Spray, Price & Underwood, and John T. Black of Pace Associates. Out of their report writing and many meetings joined in comes this and a second article to appear in the June issue of INLAND ARCHITECT. *Here is how the new zoning works and what went into it, what may come out of it.*

Architectural Planning Considerations

■ In July of 1957 the City Council passed a new zoning ordinance which about doubled the allowed building size in the central business district of Chicago. It is now possible to build 30 to 40 floor buildings on many of the potential office building sites in that district. Some concern has been expressed that in doubling the allowed building volume this ordinance went too far. Let us say at the outset what many of us came to think was a proper way to evaluate the significance of this change in zoning.

1. The public interest seemed to demand an increase if new construction and rebuilding on any appreciable scale was to proceed.
2. Careful scrutiny of some good research data did not show an acceptable basis on which to define the extent of construction volume which should be allowed. Indeed there seemed to be no real reason to impose an upper limit. Chicago's central district does not grow at a rate so fast as to outstrip the means of providing service and traffic space.
3. The tradition of bulk or height limit ordinances however was strong and well tested in the courts and could, it seemed, be made to function to the advantage of the city in an expertly drafted ordinance. A premium formula was developed so that the city could get something in amenity and usable ground space in exchange for the right to building greater volume. Once and for all, it is hoped, the potential volume standards have been raised so high that no pressures will have reason to seek appeals action on spot re-zoning or variances.

Planning Facts are Known

Thirty years ago there was a popular conception that City Centers tended to grow out of control to chaotic density. Now it is widely thought that decentralization is reducing the old central districts so that they will become just another of the commercial centers in a metropolitan complex. Neither view gives a correct impression of what is really happening.

Those who have measured and studied the growth and form of the Central Business District of Chicago have been very much in accord as to the real facts and what must be done. With the exception noted, there is general agreement on the following:

a. The District will continue to grow. It contains sufficient room for the growth.

b. The present compact natural boundaries (the river and the lake) are a unique major asset to be preserved.

c. Replacing lofts and obsolete small structures, the principal elements of growth will be:
   1. Major office buildings
   2. Peripheral parking facilities

d. Mass transit will continue to serve an important function together with improved auto traffic and circulation.

e. The principal reasons for congestion of circulation within the District are:
   1. Conflicting vehicular uses (e.g. curbed busses blocking auto traffic)
   2. Lack of by-passes for through traffic.
   3. Deficient planning of structures (e.g. inadequate truck docking facilities).

The above premises are accepted in most official planning but there is a regrettable conflict in plans and thinking on the question of whether the Central Business District should continue to serve as the major cultural and civic center with principal offices of State, Local, and Federal governments located in the District.

Central District should have tall buildings

We have stated a planners premise that the present compact natural boundaries of the central district are a unique asset to be preserved.

People walk from one major business structure to another in downtown Chicago. This is not true in New York where the business district is widely separated in sub-units and where it is necessary to take a taxi between any one of several business district concentrations. The Central Business District of Chicago is about 400 acres in extent. The Manhattan Business District extends over almost 2,000 acres. In Manhattan, no plan for peripheral parking, as exists in Chicago, has either been conceived or is possible. It is not unreasonable to conclude that building sites in Chicago can accept a more concentrated ratio of floor area to sites area than in the business districts in the borough of Manhattan.

New zoning makes space at the ground

The arcading features of the new Chicago ordinance are conceived to allow streets to be widened to the property lines of major buildings when required and thus permit the pedestrian traffic to walk beneath buildings. It was thought that the amount of premium as formulated is adequate to influence the construction of most new buildings with open arcades.

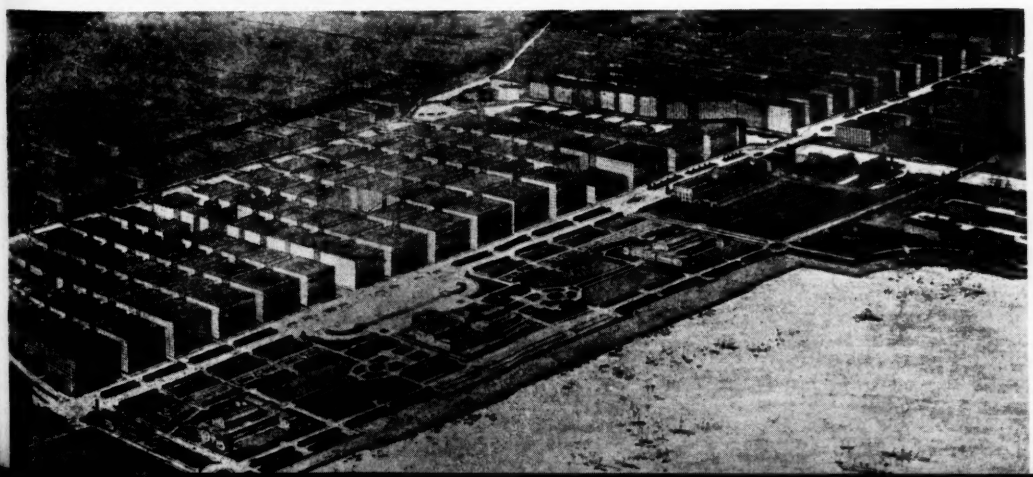
The Zoning Controls are not designed to limit traffic density or construction volume in the Central Business District. The premium factors are devised to encourage developing buildings which are good economically and architecturally.

For the foreseeable future the economic demand for rentable business space in the Central District will govern and control the kind of over building which would create congestion. The objective of the new zoning ordinance is to stimulate new construction and to stimulate the replacement of old buildings with new.

Floor Area Ratio Concept

The ordinance was written in terms of the ratio of building floor areas to lot areas (called F.A.R.). For the central district a basic F.A.R.

Drawing from Burnham Plan, 1909. Note uniform fourteen floor high structures and the 100% block development then considered for the Central Business District.



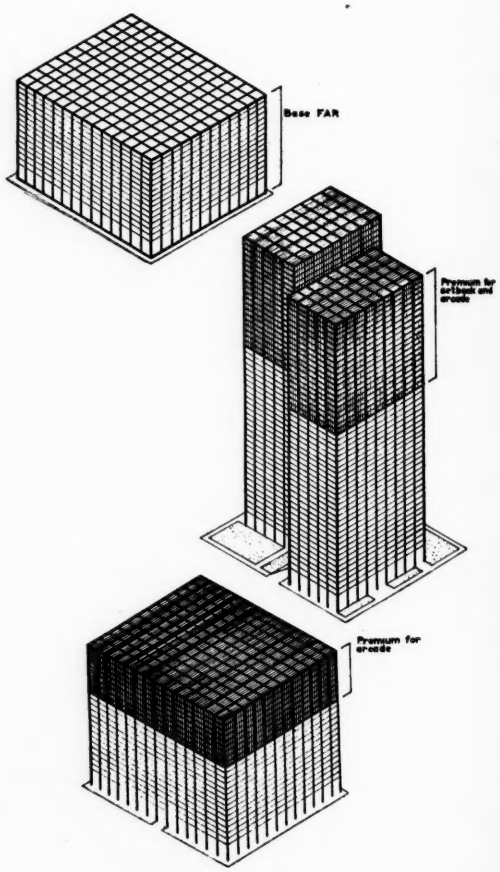
of 16 was defined to which premiums accrue for sites of office building size so that the F.A.R. usually increases to 20 or more.

In general, it was thought the premiums allowed by the ordinances as written, will stimulate some central district expansion and old building replacement. A premium of 2 F.A.R. for first floor setback along each street seems to be at a balance point between sacrifice of high rental ground floor space and allowed additional tower. We think this premium is sufficient to accomplish its purpose.

In our opinion, the premium for setback above the ground floor is inadequate at 4/10 of the open area at each floor divided by the gross area for each floor setback. We believe this premium should be doubled. At the present amount, our analysis shows that there will not be many buildings built which take advantage of the setback premium. Instead, all buildings will be built having an arcade premium only, except for setbacks which are incidental to the regularizing of the form of a building for architectural purposes.

FLOOR AREA RATIOS (FAR) PERMITTED B-7 DISTRICTS

Code Sect.		
8.5-7(3)	Base (covering entire site)	16 FAR
8.5-7(6)a	Premium for setback along each street (Arcade)	2 FAR
8.5-7(6)b	Premium for First Floor open to sky	2½ x Open area of lot / Gross area of lot
8.5-7(6)c	Premium for floors setback	0.4 x Open area at each floor / Gross area of lot



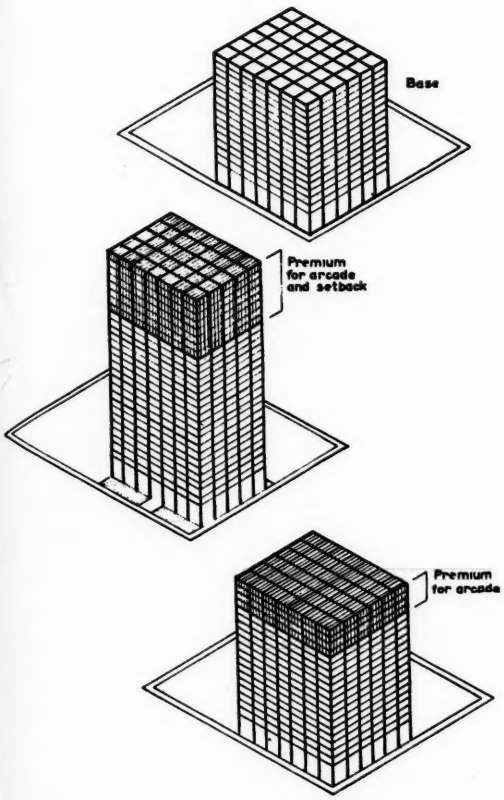
APPLICATION OF THE CHICAGO ZONING ORDINANCE TO CONTROL THE SIZE OF BUILDINGS ON FULL BLOCKS IN THE CENTRAL BUSINESS DISTRICT OF CHICAGO

Status of Traffic Plans

Chicagoans and their planners have come well along toward the realization of a center city plan whose form is a concentrated use loop district surrounded by major express arteries and peripheral parking garages.

The completion of the expressway system will very soon deliver a major shock wave of traffic at the borders of the Central Business District and the city should be ready to quickly expand the garages surrounding the district. It is estimated that the present peak of 24,000 cars per hour will increase to 36,000 within 5 years. These will consist partly of former transit riders and partly of newly generated commercial traffic. The new expressways, plus existing streets, will make it possible for 240,000 cars to enter the central district during a day with reasonable traffic comfort. Their parking needs during a peak hour will total 53,000 car spaces. Public and private facilities now provide only 23,500 spaces within or peripheral to the district.

Chicago can provide for these parking needs at the periphery of the district without any great problem, but the planning should be done now so that there is direct access from the expressways to parking garage ramps to obviate local



APPLICATION OF THE CHICAGO ZONING ORDINANCE TO CONTROL THE SIZE OF BUILDINGS ON QUARTER BLOCKS IN THE CENTRAL BUSINESS DISTRICT OF CHICAGO

street congestion. The local-grid-iron streets are needed for surface transit.

At present persons who enter the Central Business District (daytime population) come:

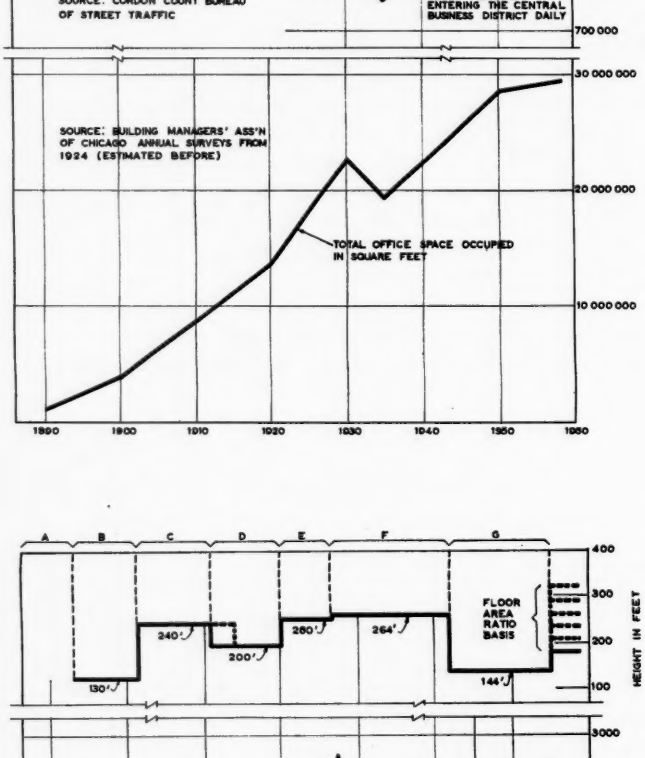
24% by streetcars and busses
29% by rapid transit
17% by railroad
20% by automobile
5% by taxicabs
3% by service vehicles (trucks)
2% by out-of town busses.

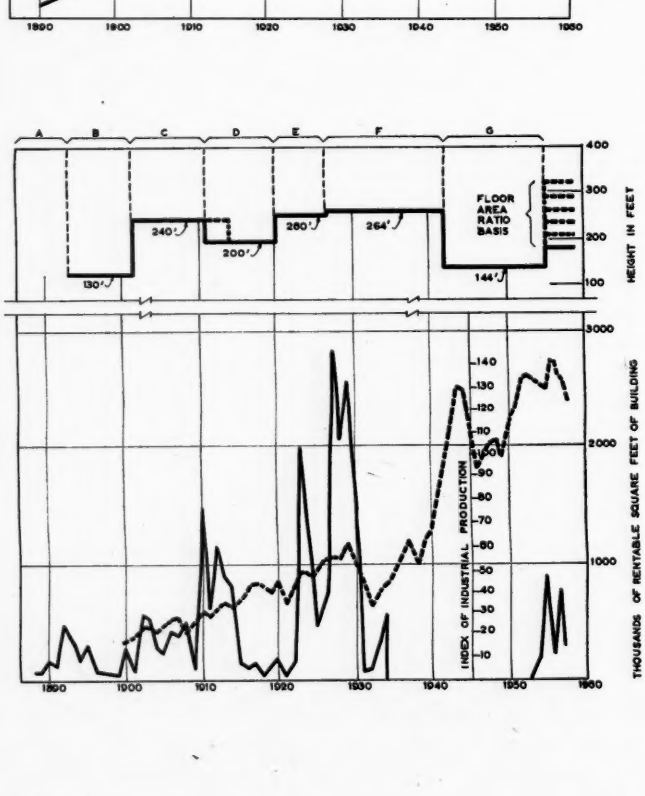
Why the limited building activity

Much has been written on the presumption that somehow periods of great building have been linked to the times when the zoning bulk regulations were most liberal. We prefer not to attempt to deal with this subject although we have noted that the latest upward zoning bulk revision seemed to be in the public interest as a stimulus to rebuilding.

In our opinion some short range factors limiting real estate activity are the real reason why there is so little being done to replace obsolete office structures and provide new economic office buildings, even though the vacancy rate stands at about 3%. Some of these factors are:

1. There are about 10 sites for potential office buildings to become available during the next 10 years (a potential site is presumed to be one of the order of 20,000 SF, and within the category of a premium rental address, i.e., not on the "el" and not on State Street, and not improved or valued in excess of $50.00 per square foot).
2. The demand for new space is at the rate of 50,000 SF per year long term. This has been met by the Prudential and the Inland Steel Buildings which have special finance arrangements and economic status by reason of their prestige value.
3. Chicago has been unable to attract and promote the location of major corporate headquarters structures.
4. The prospective return has not been enough to encourage any real risk capital. The heavy expense components of the rental dollar, the unfavorable real estate tax status of new structures is especially important.
5. The public, the City administration, and the investor hears, instead of facts about possible growth of the Central Business District, a special plea that the downtown district must





lose certain of its functions, be revised in form, and be greatly expanded in geographical area.

What zoning ordinances do to architecture

Architects have been especially critical of zoning ordinances which impose artificial form on buildings. The effects in New York are notoriously bad—Chicago has suffered less. From the architectural standpoint it seems that the fullest diversity ought to be allowed unless limitation of form or volume is for a clear and explicit social or economic reason. It can then become a matter of architectural consequence to state and deal with problems of construction and planning limits. This is essential in the matter of building well and architecturally.

These views of the widest architectural latitude have in the past been judged with some suspicion. Plans of Chicago published 50 years ago showed a uniform cornice height at 10 and 14 floors and presumed full development of every lot.

Such was the European tradition of city and boulevard architectural control then current. It was with the evolution of structurally based architecture, and especially the skyscraper that the emphasis on street facade diminished in favor of the intimate pedestrian impression of a building as a form with distinct architectural unity—even in the very close quarters of a central city district.

But the control of zoning with emphasis on the earlier facade tradition, later modified to the block envelope tradition—held over. Only with Chicago's 1957 zoning ordinance has emphasis finally been focused on the building as a structural and functional entity rather than as a piece of the street facade.

The Burnham Plan, published in 1908, made no mention of zoning at all, but the discussion under legal aspects of that plan quoted the police power applicable to buildings.

"The City is vested with authority to prescribe the strength and manner of constructing buildings, to define fire limits—no question is made but that the City Council has the power to regulate the height of buildings with a view to health and public safety: but it may be doubted whether the police power would justify the municipal authorities in imposing more rigorous restrictions upon the character of buildings to be constructed along boulevards and around parks than in other parts of the City."

The Burnham Plan goes on to cite that the Supreme Judicial Court of Massachusetts

—sustained the right of the legislature to

delegate to a city the power to regulate the height of buildings, to prescribe different regulations for different districts and to invest a commission with the right to determine the boundaries between such districts. *–Welsh V. Swasey, Mass. 364*

The buildings which are identified with Mr. Burnham's early practice stayed with the formula of office buildings on ¼ and ½ blocks–30,000 to 60,000 SF, 14 floor high, arranged around a 60 foot light court.

Mr. Burnham's successors had other ways of thinking about office buildings, most of them somehow came to think of a tower in addition to the solid geometry with or without a light court.

For the future–good buildings–planning to meet needs

Our generation of architects seems convinced that the best form for central district buildings is a straight shaft, structurally regular, and so placed that there is space around and even under of architectural character.

Among architects when they act as planners there is more than a little romantic indulgence in Corbusier's judgment of how the center of a city should be and look. The evaluation of the future of Chicago by the winners of the famous Carson Pirie Scott Competition emphasizes the Corbusier image. We (third prize winners) refrained from creating a planning image and chose to put emphasis on (a) planning as function and (b) construction as buildings; and to think of the two separately. We hold that this approach has much to be said for it.

Those who design buildings have a way of being very intent on immediate events although at the same time quite knowledgeable of architectural and other history. It has been by way of final form that city builders have usually defined their purpose and design. The changing estimates of final form and their reflection in the many control ordinances which have been enacted for the Central Business District of Chicago in the last 50 years, have shown how the events of direction of growth and the control of form have opposed each other.

There can be no doubt that the control ordinances have rigidly guaranteed the final form. In this respect our newest ordinance is liberal in that it allows choice from more alternatives. It is perhaps more rigid in the demands for open space at the ground. □

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University of Illinois Professor

Newlin Dolbey Morgan 1888-1958

■ In the death of Newlin Dolbey Morgan on March 7, 1958, the University of Illinois Department of Architecture and the profession lost a devoted friend and memorable teacher.

Professor Morgan was born in Downington, Pennsylvania, in 1888, the grandson of a Revolutionary War soldier. His baccalaureate degree and professional degrees were earned at the University of Colorado; his master's degree at the University of Illinois. After some fourteen years of practice as a bridge engineer in Colorado he began his teaching career at the University of Illinois in 1924. An early letter recounts the signing of his teaching contract in a Colorado mountain cabin by the light of a kerosene lamp in the presence of Dean and Mrs. Milo Ketchum and the Morgan family. A few weeks later he was driving through the Iowa mud to assume his teaching duties at this university as an Associate Professor of Architectural Engineering.

Almost immediately he perceived the exceptional value of Professor Hardy Cross's unique theories of structural design, which were as then unpublished, and by many doubtfully regarded. Professor Cross soon asked Professor Morgan to join him in the development and publication of his work and, under joint authorship, Cross and Morgan's *Statically Indeterminate Structures* appeared in 1926. *Continuous Frames of Reinforced Concrete* followed in 1932 and has since gone through thirteen printings. The influence of these publications was large and the then new methods of "column analogy" and "moment distribution" have largely supplanted all others.

With characteristic thoroughness Professor Morgan also endeavored to learn all he could about all aspects of architecture and sat through most of the other architectural courses as a listener. He later said that this gave him an invaluable understanding of the profession as a whole and provided a firm basis for his own teaching in architectural engineering. The quality of this teaching is best reflected in the deep impression made on his students, and many of these have spoken of the emphasis Professor Morgan placed on thinking and understanding, rather than on textbook formulas and procedures.

Through his membership in the American Society of Civil Engineers, the American Concrete Institute, Tau Beta Pi, Sigma Xi, Gargoyle, and Scarab, he found stimulus for his professional development, happy association, and opportunities for many professional contributions.

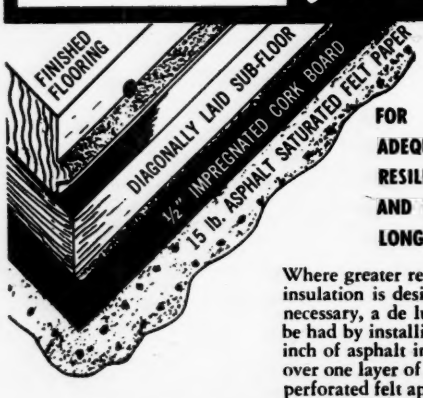
In 1954 retirement brought a close to an academic career spanning thirty years. In June of that year, the American Institute of Architects, on the occasion of its national meeting, awarded him a Citation for Meritorious Teaching in the field of architecture. However, retirement by no means brought an end to his activity and one likes to think of the many happy hours he spent with Mrs. Morgan, hunting and fishing in the mountain neighborhood of his self-built cabin at Centennial, Wyoming. One likes to think also of his joyous reunion with dozens of former students as he and Mrs. Morgan traveled through Europe, the Near East, and Asia, in 1957.

Of great importance to him was the total development of his students. He was a staunch churchman and served for many years as the teacher of an adult Bible class and as the sponsor of the Intervarsity Christian Fellowship. Both he and Mrs. Morgan enjoyed having students in their home, and of the many who enjoyed that hospitality few could remain oblivious to his warm friendliness, his deep sincerity, and his devout faith. □

Robert P. Link
Edmund F. Toth
Cyrus E. Palmer
Alan K. Laing, Chairman

a de luxe method of gym floor installation

by Boettcher



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For your own sake, send the pledge in now, using the form enclosed in this issue.

If you have any questions on the above Building Products Registry Service, call Alfred S. Alschuler at WEbster 9-5522.

New Partnership

Ambrose M. Richardson and Associates, architects, have announced the partnership of John E. Severns, A.I.A., from their offices at 117½ West Church St., Champaign.

New Partners Named

Perkins & Will, architects, have named two new partners in their Chicago office, Charles William Brubaker, A.I.A. and George A. Hutchinson, Jr., A.I.A., both Chicago Chapter A.I.A. members.

Offices Move

Architects Skidmore, Owings & Merrill have moved their Chicago offices to the Inland Steel Building at 30 West Monroe St., Chicago, phone FInancial 6-6161.

Opens Office

S. Altman, A.I.A. has opened architectural offices at 2346 W. Devon Ave., Chicago 45, phone HOllycourt 5-5479.

Partnership Formed

Donald Lippincott, A.I.A., and Melvin H. Beckman, A.I.A. have formed the partnership of Lippincott and Beckman, architects, at 520 N. Main St., Rockford, phone 5-5257.

Move Offices

Architects, consultants Daniel Bryant and Associates have moved their offices to 721 N. Michigan Ave., Chicago, phone WHitehall 3-2444.

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ADDENDUM

Construction Up and Down

Total future construction contracts for the month of February in Illinois amounted to $107,036,000 a decrease of 34 percent compared to February 1957, according to Richard H. Ray, regional vice-president of F. W. Dodge Corporation.

According to Dodge figures, a breakdown of contracts by the major building categories in February, compared to the like month of 1957, showed: non-residential at $51,026,000, 21 percent above 1957; residential at $31,505,000, 45 percent below 1957; and heavy engineering at $24,505,000, 61 percent below 1957.

Building contracts for the first two months of 1958, contrasted with the similar 1957 period showed: non-residential at $104,239,000, up 28 percent; residential at $63,380,000, down 31 percent; heavy engineering at $54,553,000, down 56 percent; and total building at $222,172,000, down 25 percent.

Letter on Chicago '59 Fair

Mr. Thomas A. Coulter
Chicago Association of Commerce & Industry
30 West Monroe Street
Chicago 2, Illinois

Dear Mr. Coulter:

The Chicago Chapter of the American Institute of Architects is wholeheartedly behind the Chicago International Fair and Exposition scheduled for July 1 to July 19, 1959.

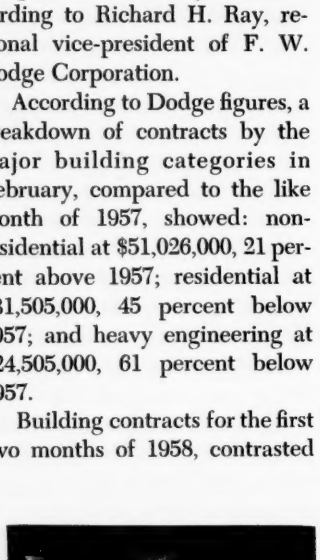
Chicago is now the most dynamic city in the world; its past accomplishments have been great, but its future promises to be sensational.

In the field of construction, Chicago may boast about its past architectural achievements, which are recognized throughout the world. Present and future architecture in Chicago promises to pave the way for tremendous advancement of the city to a foremost position of architectural leadership. Along with design, we may rightfully boast the fact that our construction mechanics and tradesmen are the finest in the world, and this is proved by the work they have so successfully accomplished.

The architectural profession looks forward to a most successful International Trade Fair, and will be on hand to greet our good friends from abroad.

Sincerely yours,

John R. Fugard, Jr.
President, Chicago Chapter,
American Institute Architects
March 24, 1958



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"Speaker's Bureau In Business"

Twenty-seven chapter members are signed up ad ready for action. 300 form letters have been sent to civic and trade groups telling of our service. We have received replies from many of these groups, and they show great interest and say they will call upon us in the near future.

Now we are planning a series of lectures for the Art Institute of Chicago. Every year the Art Institute conducts lectures on the arts; they would like a series of four lectures, preferably all by different Architects. Subject matter is open for suggestion.

The West Central Planning Association, a private agency serving the area from Wells Street to Western Avenue, is interested in a series of lectures. They specifically are looking for ideas for the area bounded by Congress, Monroe, Halsted and Racine. This area has many older vacant industrial buildings which are in good condition but need modernization and off street loading and parking.

The National Fund Raising Services, of 600 So. Michigan Avenue has opportunities for Architects to speak before private non-profit groups such as hospitals, churches, colleges etc. on matters relating to building and financing.

Several of the speakers bureau members attended a Toastmaster Club meeting at the Central Y. M. C. A. last Monday, April 3. We decided this is the best way to learn public speaking and are going to join this club or one in our home neighborhoods. Send us ideas on the above lecture series and send names of groups to receive our form letter.

Our aim is to promote the practice of architecture by educating the public, remember we need help to make this a success; call Bob Babbin at BElmont 5-6030 or Bob Stauber at VAnderbilt 7-2141.

Winners of Indiana Limestone Competition at U.I.

Architectural senior at the University of Illinois, Robert L. Pechnick of Lemont, Illinois, was awarded first prize of $500 in a competition sponsored by the Indiana Limestone Institute of Bedford, Indiana. The problem was the design of "A Public Library for Champaign, Illinois." Second prize of $300 went to Joel A. McRonald of Tenafly, N. J. and third prize of $200 went to Clark F. Butts of Broadview, Illinois. The three winners all graduate next February.

Metal Lath Spec. Check List

Technical Bulletin No. 19, known as the "Metal Lath Specification Check List" is now ready for free distribution from the

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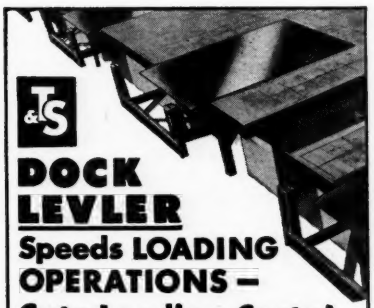

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Metal Lath Manufacturers Association, Engineers Building, Cleveland, Ohio. An aid in the writing of metal lath and plaster specifications, this 4-page bulletin readily fits the needs of architects, engineers, contractors, and specification writers in the construction and design fields.

Each of the principal metal lath assemblies including partitions are covered. The required materials are first named. Following this, each operation is listed, thus assuring a complete specification.

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Interested correspondence should be confidentially addressed to the President, Secretary, or any member of the Board within a period of two weeks at which time processing of the applications will otherwise begin.

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Architects on Germany Tour

Mr. John Reed Fugard, Chairman of the Committee on International Relations of the American Institute of Architects, and Chicago Chapter A.I.A. member, has been invited as guest of the German Government for a four weeks' study tour of the Federal Republic of Germany and West-Berlin. He's among a group of ten leading American architects and city planners, who will leave from New York's Idlewild Airport on April 20th, 1958.

The American guests will visit various German cities, and participate in round-table discussions with officials and leaders in the fields of their professional interests. The information tour is part of an exchange program with the United States, inaugurated in 1952 by the German parliament.

The program's objective is to give Americans an opportunity to become acquainted with present-day life and institutions in Germany, particularly in their fields of special interest.

Letter to Lathers

Mr. Irving D. Friedman
President, Local 74
International Union of Wood, Wire & Metal Lathers
205 West Wacker Drive
Chicago, Illinois

Dear Mr. Friedman:

I have read with great interest the decision of your union local to forego increases in wage rates for the lathing mechanics for the coming year.

You and your membership deserve the highest praise and commendation for this action, which is probably the most influential step a union organization could

take in the interest of the public during this period of so-called recession.

The Construction Industry will be encouraged by your cooperative attitude and open-minded decision with respect to wages. The public will certainly recognize such action as a positive indication that construction can proceed without concern over spiraling costs.

Your leadership in renewing confidence in our economy and democratic government will be recognized nationwide. Your membership will be rewarded by an increasing use of lath and plaster, which has proved itself as a superior material over many years.

I offer my sincerest congratulations to you and your membership.

Very sincerely yours,

John R. Fugard, Jr.
President, Chicago Chapter,
American Institute Architects
April 18, 1958

Architects' Role in Homes and Schools in New AIA Movies

The first two in a series of semi-animated movie shorts on architectural subjects have been completed by the American Institute of Architects as public relations aids for chapters and state societies.

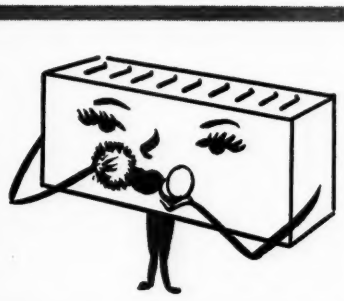
"What's a House?", the first of these 15-minute cartoon films, traces the evolution of the American house from the "carpenter classic" to the residence of the future. By acquainting the audience with some of the problems of site planning, orientation and building technology the film indirectly points up the essential role of the architect in residential design.

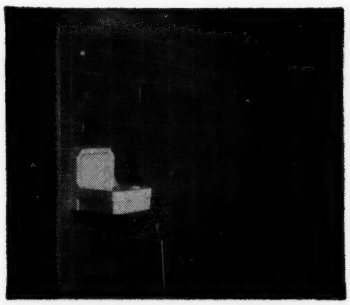
"A School for Johnny" addresses itself to the problem of filling the increasing need for schools without overstraining community resources. The film relates some of the primary factors the school architect must consider in designing for today's education and attempts to clarify some misconception about comparative costs and economy in school design.

Both films are done in simple Disney-like cartoons and charts on a minimum budget. Both include color photographs by outstanding architectural photographers.

Future films in the series will deal with churches and business buildings. Intended primarily as discussion aids for adult and youth groups, the films are also suitable for television use.

MORE THAN BEAUTY ALONE . .





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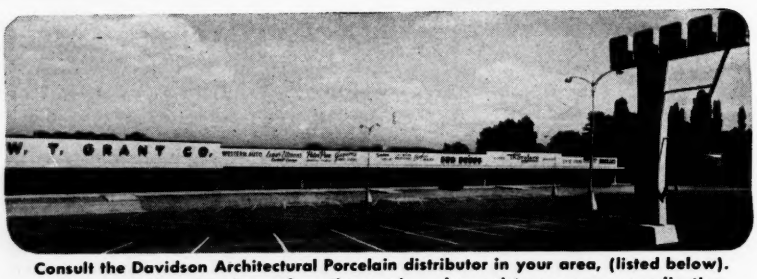

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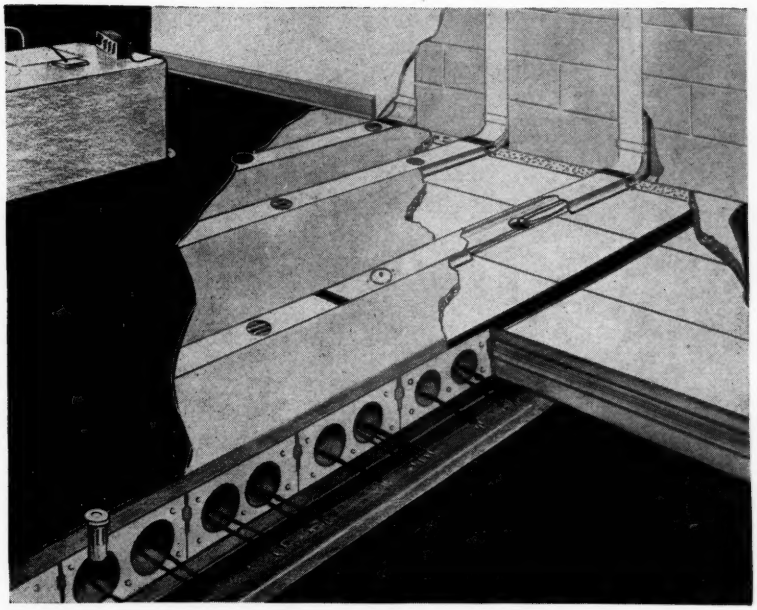

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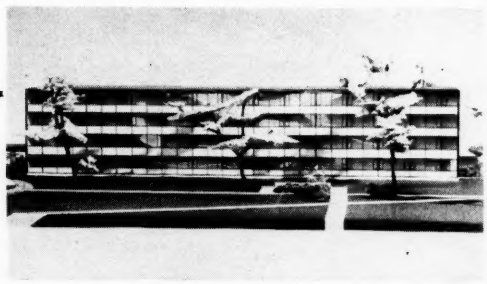

Taylor University Dormitory

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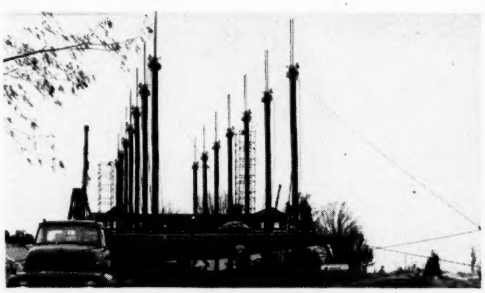
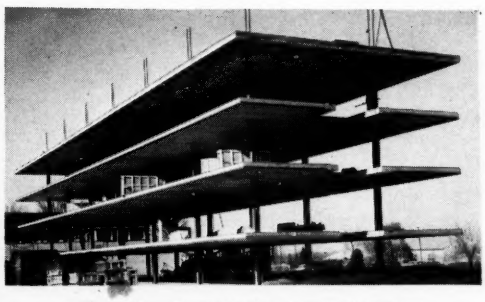


Lifting the Roof Slab



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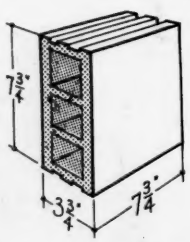

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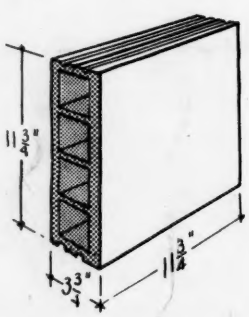

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